

**FOR LEASE**

Winchester Business Park

2837 WINCHESTER PIKE
COLUMBUS, OH 43232

Winchester Business Park, a 121,401 square feet center located on Winchester Pike, in the city of Columbus, OH. Anchored by Big Lots, the center receives high daily foot traffic from surrounding residential communities such as Glenbrook and Eastland. Winchester Business Park has great exposure on Columbus's Retail Corridor attracting +40,000 cars per day and provides easy access to parking and stores with multiple ingress & egress points within the property. Columbus is one of the fastest growing cities in the US making this a very desirable location to invest in.



Building SqFt	121,401 SqFt
Lot Size (acres)	13.92
Parcel ID	530-148736
Zoning Type	Commercial
County	Franklin
Frontage	800.00 Ft
Coordinates	39.917212,-82.916808

- The site benefits from its positioning in an extremely dense and growing residential area.
- Easy Access with ingress/egress points.
- Below Market Rents.
- Population of 240,582 within a 5 Mile radius of Winchester Business Park.
- Ample parking available with over 600 parking spaces for shoppers and employees.
- Outparcels available (0.65 - 1.23 acres)

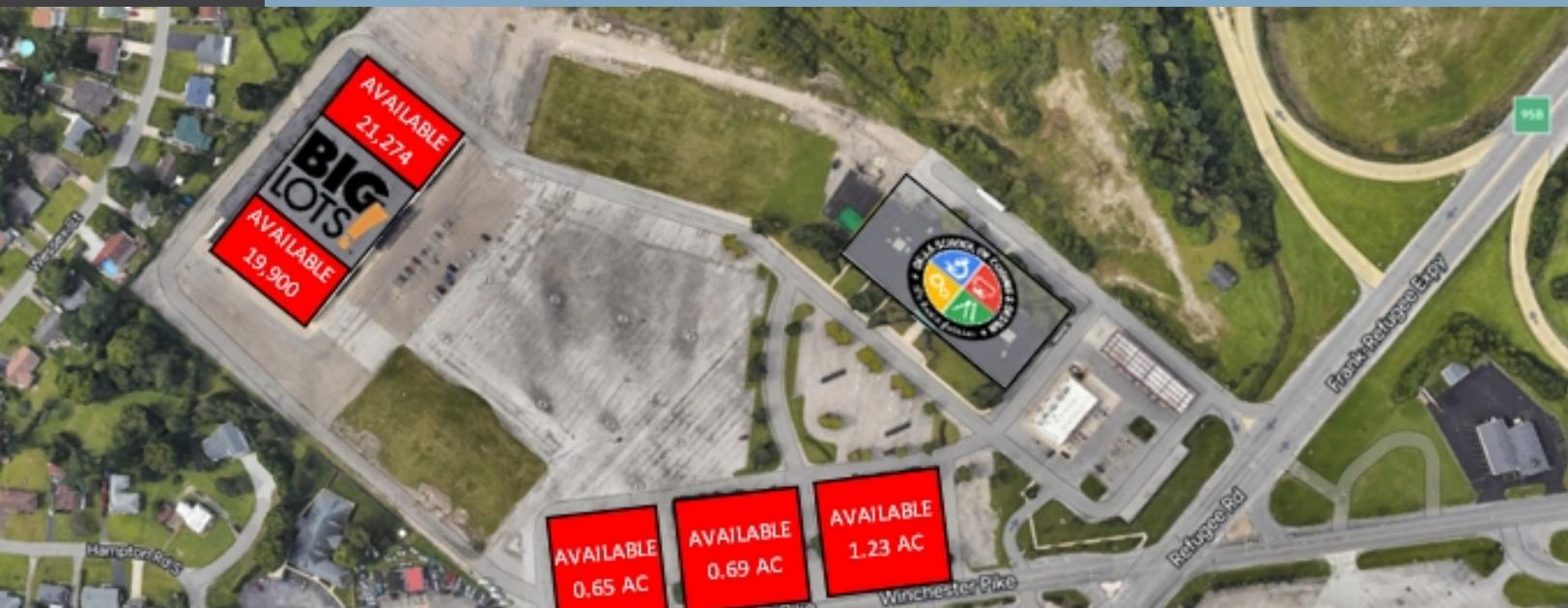
Spigel Properties70 N.E. loop 410, Suite 185
San Antonio, TX 78216

Office: 210-349-3636

**MARY BROWN**
Regional Property ManagerDirect: 614-360-2030
mary@spigelproperties.com

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#25	Retail	\$ 7.00 SF/Yr	NNN	21,274 SF	Negotiable
#27	Retail	\$ 7.00 SF/Yr	NNN	19,900 SF	Negotiable
#Parcel	Retail	Negotiable	Negotiable	.65 Acre	Negotiable
#Parcel	Retail	Negotiable	Negotiable	.69 Acre	Negotiable
#Parcel	Retail	Negotiable	Negotiable	1.23 Acre	Negotiable

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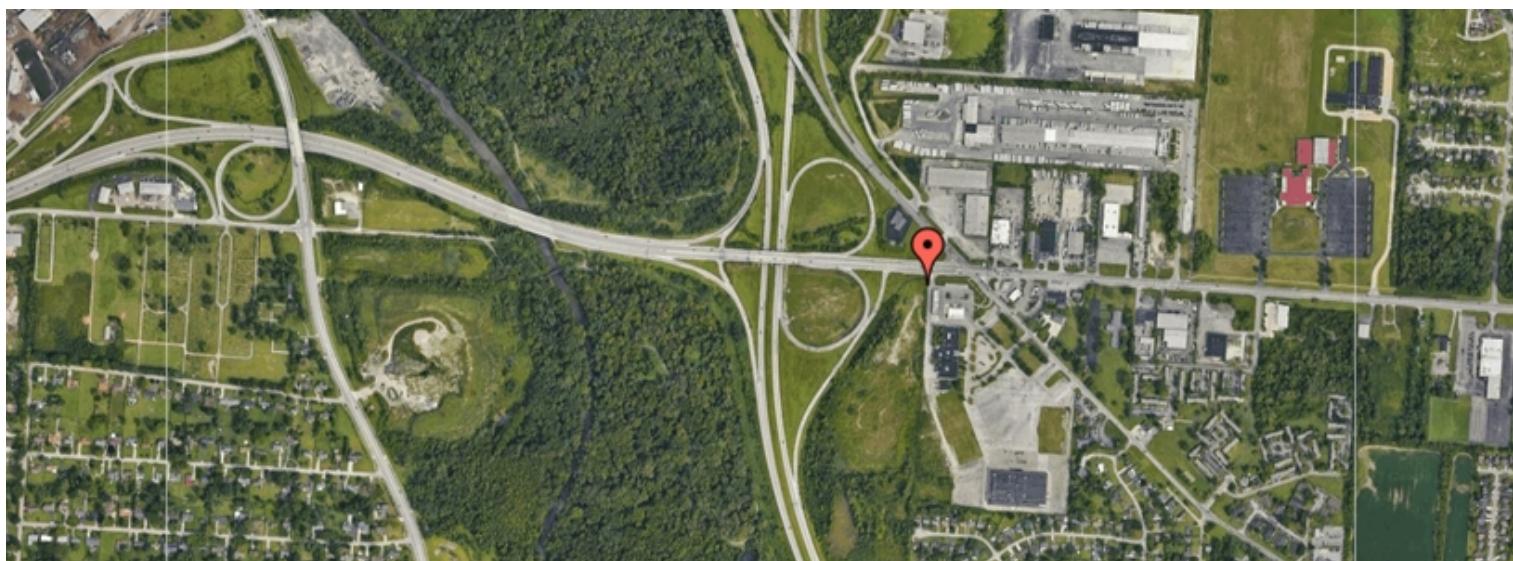
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,441	78,149	222,620
2010 Population	7,656	78,540	217,887
2022 Population	7,968	86,105	238,945
2027 Population	8,367	88,166	246,406
2022-2027 Growth Rate	0.98 %	0.47 %	0.62 %
2022 Daytime Population	5,924	78,643	240,582

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	446	4,296	11,464
\$15000-24999	392	4,113	11,281
\$25000-34999	445	3,955	10,068
\$35000-49999	563	6,069	15,697
\$50000-74999	770	7,322	20,611
\$75000-99999	448	3,739	10,785
\$100000-149999	378	4,124	12,239
\$150000-199999	32	1,057	4,374
\$200000 or greater	33	977	4,168
Median HH Income	\$ 46,796	\$ 47,995	\$ 51,464
Average HH Income	\$ 58,746	\$ 67,020	\$ 75,000

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,275	32,749	93,376
2010 Total Households	3,339	32,557	91,498
2022 Total Households	3,506	35,652	100,686
2027 Total Households	3,668	36,499	103,854
2022 Average Household Size	2.27	2.37	2.34
2022 Owner Occupied Housing	1,372	17,028	47,447
2027 Owner Occupied Housing	1,510	17,808	49,950
2022 Renter Occupied Housing	2,135	18,624	53,239
2027 Renter Occupied Housing	2,158	18,691	53,904
2022 Vacant Housing	439	3,198	10,086
2022 Total Housing	3,945	38,850	110,772

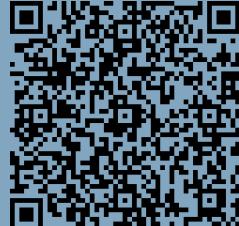


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ABOUT COLUMBUS

Columbus is the capital and most populous city of the U.S. state of Ohio. With a 2020 census population of 905,748, it is the 14th-most populous city in the U.S., the second-most populous city in the Midwest after Chicago, and the third-most populous U.S. state capital. Columbus is the county seat of Franklin County; it also extends into Delaware and Fairfield counties.

CITY OF COLUMBUS

COUNTY	FRANKLIN
INCORPORATED	2/13/1812

AREA

CITY	226.3 SQ MI
LAND	220.4 SQ MI
WATER	5.9 SQ MI
ELEVATION	902 FT

POPULATION

POPULATION	905,748
RANK	14
DENSITY	4,109.64 SQ MI
URBAN	1,567,254

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